027.0	0003	0019.0	1 of 1	Apartment		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,056,900 /	2,056,900
					USE VALUE:	2,056,900 /	2,056,900
					ASSESSED:	2,056,900 /	2,056,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	109 OXFORD ST LLC
Owner 2:	
Owner 3:	
Street 1:	2200 MASS AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	RINALDO CHARLES SR -
Owner 2:	RINALDO CHARLES JR -
Street 1:	2200 MASS AVE
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 12,812 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1964, having primarily Brick Exterior and 10437 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 45 Rooms, and 23 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	12812.000	1,324,100	6,800	726,000	2,056,900
Total Card	0.294	1,324,100	6,800	726,000	2,056,900
Total Parcel	0.294	1,324,100	6,800	726,000	2,056,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 197.08 | /Parcel: 197.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18750
GIS Ref
GIS Ref
Insp Date 09/30/17

!2277!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,265,100	6800	12,812.	660,000	1,931,900	1,931,900	Year End Roll	12/18/2019
2019	112	FV	1,044,000	6800	12,812.	660,000	1,710,800	1,710,800	Year End Roll	1/3/2019
2018	112	FV	1,044,000	6800	12,812.	660,000	1,710,800	1,710,800	Year End Roll	12/20/2017
2017	112	FV	896,600	6800	12,812.	540,000	1,443,400	1,443,400	Year End Roll	1/3/2017
2016	112	FV	896,600	6800	12,812.	540,000	1,443,400	1,443,400	Year End	1/4/2016
2015	112	FV	786,100	7100	12,812.	456,000	1,249,200	1,249,200	Year End Roll	12/11/2014
2014	112	FV	786,100	7100	12,812.	456,000	1,249,200	1,249,200	Year End Roll	12/16/2013
2013	112	FV	786,100	7100	12,812.	456,000	1,249,200	1,249,200		12/13/2012

PRINT

Date	Time
12/10/20	17:43:46

LAST REV

Date	Time
06/05/19	09:26:58

apro

TAX DISTRICT

PAT ACCT. 2277

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINALDO CHARLES	31871-448		9/29/2000	Convenience	99	No	No	4	
RINALDO CHARLES	28834-386		7/14/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	18750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2010	210	New Wind	5,250					
11/22/2004	1133	New Wind	8,400			G6	GR FY06	10 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
9/30/2017	MEAS&NOTICE	KB	Kevin B
2/22/2017	I & E Return	EMK	Ellen K
3/29/2016	I & E Return	MM	Mary M
2/20/2009	Measured	345	PATRIOT
4/19/2000	Measured	197	PATRIOT
4/5/2000	Measured	263	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		12812		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		12		No. of Un	Site		0	60,500.	1.00	AA									726,000						726,000	

Total AC/HA: 0.29412 | Total SF/SM: 12812 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 726,000 | Spl Credit | Total: 726,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	12	Total:	12
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	12	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	12	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.02097797
Const Adj.:	1.01807988
Adj $ / SQ:	174.625
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1891586
Depreciation:	567476
Depreciated Total:	1324110

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	7

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	45	BRs:	23	Baths:	12	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
7	4	2	M
1	1	1	M
4	4	2	L
Totals			
12	45	23	

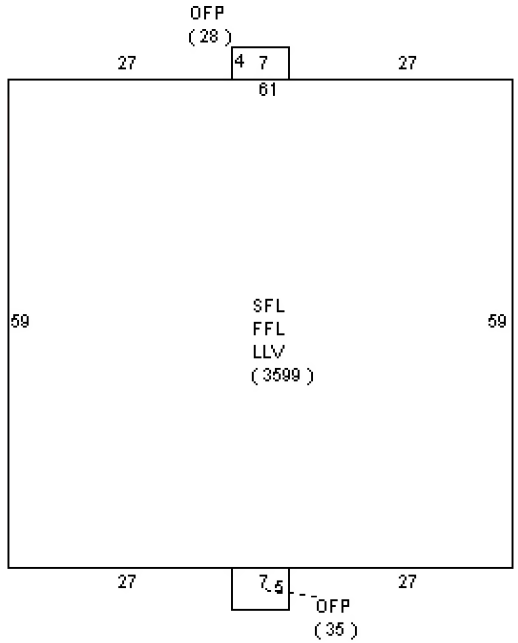
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.63
Special Features:	0	Val/Su Net:	121.92
Final Total:	1324100	Val/Su SzAd	183.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,599	174.630	628,477
LLV	Lower Level	3,599	142.230	511,894
SFL	Second Floor	3,599	174.630	628,477
OFP	Open Porch	63	43.460	2,738

Net Sketched Area:	10,860			Total:	1,771,586
Size Ad	7198	Gross Are	10860	FinArea	10437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4300	A	AV	1964	2.66	T	40.8	112			6,800			6,800

More:	N	Total Yard Items:	6,800	Total Special Featues:		Total:	6,800